| 145.0 | 0004 | 0009.0 | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 855,800 / | 855,800 |
| | | | | | USE VALUE: | 855,800 / | 855,800 |
| | | | | | ASSESSED: | 855,800 / | 855,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 285 | | HIGHLAND AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | BROWN MICHAEL |
| Owner 2: | BADSHAH MUMTAZ |
| Owner 3: | |
| Street 1: | 285 HIGHLAND AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | FOXLIN ERIC M & SUSAN C - |
| Owner 2: | - |
| Street 1: | 285 HIGHLAND AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 4,895 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1978, having primarily Vinyl Exterior and 1979 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4895.000 | 402,300 | | 453,500 | 855,800 |
| Total Card | 0.112 | 402,300 | | 453,500 | 855,800 |
| Total Parcel | 0.112 | 402,300 | | 453,500 | 855,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.48 | /Parcel: 432.4

## Legal Description

## Entered Lot Size

Total Land:

Land Unit Type:

## User Acct

95060

## GIS Ref

## GIS Ref

## Insp Date

12/01/17

!11335!

## PREVIOUS ASSESSMENT

Parcel ID 145.0-0004-0009.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 402,200 | 0 | 4,895. | 453,500 | 855,700 | 855,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 316,800 | 0 | 4,895. | 425,100 | 741,900 | 741,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 316,800 | 0 | 4,895. | 351,400 | 668,200 | 668,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 316,800 | 0 | 4,895. | 323,100 | 639,900 | 639,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 316,800 | 0 | 4,895. | 294,800 | 611,600 | 611,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 284,800 | 0 | 4,895. | 289,100 | 573,900 | 573,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 284,800 | 0 | 4,895. | 268,700 | 553,500 | 553,500 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 284,800 | 0 | 4,895. | 255,600 | 540,400 | 540,400 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 01:31:05 |

## LAST REV

| Date | Time |
|---|---|
| 01/02/18 | 08:13:58 |

ekelly

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11335

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| FOXLIN ERIC M & | 49690-489 | | 6/28/2007 | | 575,000 | No | No | | |
| ASQUITH RICHARD | 27801-104 | | 10/24/1997 | | 229,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 95060 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/3/2004 | 686 | Porch | 1,000 | | | | | REPL PORCH BEAMS |
| 8/3/2001 | 537 | Alterati | 1,700 | C | | | | ADD DOOR-RELOCATE |
| 10/5/1998 | 705 | Manual | 2,500 | | | | | REROOF |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 12/1/2017 | TTL REFUSAL | HS | Hanne S |
| 1/26/2009 | Measured | 372 | PATRIOT |
| 12/3/2008 | MLS | MM | Mary M |
| 8/8/2007 | MLS | HC | Helen Chinal |
| 12/17/1999 | Inspected | 263 | PATRIOT |
| 12/1/1999 | Mailer Sent | | |
| 11/15/1999 | Measured | 263 | PATRIOT |
| 1/1/1982 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4895 | | Sq. Ft. | Site | | 0 | 80. | 1.16 | 9 | | | | | | | | | 453,481 | | | | | | 453,500 | |

Total AC/HA: 0.11237 | Total SF/SM: 4895 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 453,481 | Spl Credit | Total: 453,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 9 - Contemporary | | |
| Sty Ht: | 1H - 1 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | TAN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1978 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 4 - Carpet | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | 1 | Rating: | Average |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 15. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 15 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.29814816 |
| Const Adj.: | 1.00999999 |
| Adj $ / SQ: | 163.891 |
| Other Features: | 103695 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 473329 |
| Depreciation: | 70999 |
| Depreciated Total: | 402329 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units: | 1 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | |
| Other | | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | | |
| Totals | RMs: | 6 | BRs: | 3 | Baths: | 2 | HB | 1 | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

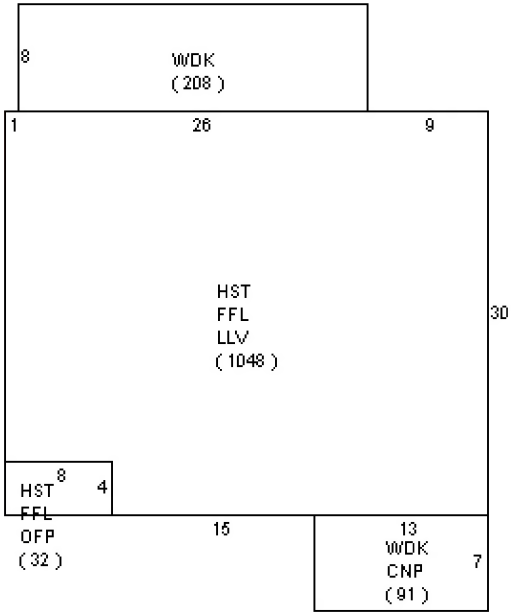
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | M |
| Totals | | | |
| 1 | 6 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 163.89 |
| Special Features: | 0 | Val/Su Net: | 130.19 |
| Final Total: | 402300 | Val/Su SzAd | 248.33 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,080 | 163.890 | 177,003 |
| LLV | Lower Level | 1,048 | 106.940 | 112,072 |
| HST | Half Story | 540 | 131.110 | 70,801 |
| WDK | Deck | 299 | 9.440 | 2,822 |
| CNP | Canopy | 91 | 60.600 | 5,515 |
| OFP | Open Porch | 32 | 44.440 | 1,422 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,090 | | | Total: | 369,635 |
| Size Ad | 1620 | Gross Are | 3630 | FinArea | 1979 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| HST | 100 | UNF | 50 | | |
| LLV | 100 | FLA | 60 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

145.0-0004-0009.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |